

2025 TOTAL EXPENSE BUDGET

Revised January 16, 2025

EXPENSES TO ACQUIRE,BUILD, MANAGE AND MAINTAIN ASSOCIATION PROPERTY

(Total Assessments \$1,508 = \$125.67/Month)

Administrative					
	Website Expense (Bianually due 2025)			\$ 678.00	
	ZOOM			\$ 160.00	
	Computer Support & Security			\$ 800.00	
	Telephone			\$ 815.00	
	HOA Administrative Software			\$ 1,500.00	
	Advertising			\$ 200.00	
	CBI			\$ 15.00	
	Discretionary Fund			\$ 200.00	
	PO Box Rental			\$ 235.00	
	Safe Deposit Box			\$ 35.00	
	Property Security			\$ 750.00	
Total Administrative					\$5,388.00
Bank Charges					\$50.00
Dues and Subscriptions					\$1,200.00
Electric Company					\$15,000.00
Equipment/Tools Acquisition					
	Maintenance			\$ 1,000.00	
	Lodge Equipment			\$ 300.00	
Total Equipment/Tools Acquisition					\$ 1,300.00
Insurance					
	Pinacol (Workmans Comp)			\$ 3,300.00	
	Colorado Insurance Advisors (Gen. Liability)			\$ 4,500.00	
	Other [CNA Surety (Bond #71129454)]			\$ 485.00	
	State Auto			\$ 515.00	
	Liberty Mutual (Property)			\$ 12,000.00	
	Travelers Insurance (D & O)			\$ 3,300.00	
	Umbrella Policy			\$ 1,900.00	
Total Insurance					\$26,000.00
Loan Payment (Sewer loan princple & interest)					\$79,242.00
LP Gas					\$6,200.00
Laundry Expense					\$2,500.00
Lodge Operating Expense					
	Social Committee			\$ 5,533.00	
	Fire Inspection			\$ 550.00	
	Cleaning Supplies			\$ 600.00	
Total Lodge Expense					\$ 6,683.00
Oil, Gas, Diesel					\$750.00
Office Supplies					\$2,000.00

Mileage Reimbursement				\$600.00	
Payroll Taxes				\$13,765.00	
Real Estate Tax				\$1,470.00	
Postage/Shipping					
	General Business			\$ 1,500.00	
	Potable Water Samples			\$ 800.00	
	Wastewater Samples			\$ 250.00	
Total Postage/Shipping				\$2,550.00	
Professional Fees					
	Audit (Next is in 2025 for 2024)			\$ 6,226.00	
	Accounting			\$ 8,225.00	
	Legal			\$ 10,000.00	
	Tax Preparation			\$ 425.00	
Total Professional Fees				\$24,876.00	
Repair And Maintenance (Operational)					
	Water System			\$ 50,000.00	
	Sewer System			\$ 2,000.00	
	Equipment/Tools			\$ 1,000.00	
	Buildings			\$ 7,100.00	
	Grounds			\$ 2,900.00	
	Bridge			\$ 1,500.00	
	Fire Mitigation			\$ 3,000.00	
	Contract Labor			\$ 1,000.00	
Total Repair and Maintenance				\$68,500.00	
Vehicle Expense (Tags, License & Maintenance)				\$450.00	
Trash Collection				\$24,480.00	
Wages					
	CCOA Management			\$ 45,600.00	
	Cleaning (40 hrs/mo X 12 mo X \$16.00 hr.)			\$ 7,680.00	
	Office (Assist & Fill in Vacation Days)			\$ 2,000.00	
	Park Maint. (22 hr/w X 50 w X \$28.50 hr)			\$ 31,350.00	
	Water Maintenance			\$ 1,500.00	
	Treasurer (\$500.00/mo X 12 mo)			\$ 6,000.00	
	Water/Sewer Tech (\$5000/mo X 12 mo)			\$ 60,000.00	
Total Wages				\$ 154,130.00	
Wastewater Purification Supplies				\$15,315.00	
Wastewater Testing				\$17,516.00	
Potable Water Testing				\$550.00	
SBR Sludge Removal				\$8,000.00	
TOTAL RECURRING COSTS					\$478,515.00
Contributions to Contingency Funds					
	Building Funds			\$0.00	
	Water System Maintenance			\$46,940.00	
	SBR (Sewer Plant) Cover			\$16,940.00	

	Erosion Control & Storm Water Mitigation				\$0.00	
	Security				\$0.00	
Total Contributions to Contingency Funds						\$63,880.00
USDA Mandated Contribution to Reserves (Sewer)						
	Debt Service Reserve				\$0.00	
	Asset Replacement Reserve				\$4,333.00	
Total Mandated USDA Reserves for Sewer						\$4,333.00
TOTAL ANNUAL COSTS FOR 2025						\$546,728.00
Delegated Funds						
	Emergency Reserve					
Total Delegated Expenses						
Contributions to Sewer Assessment Reserve						\$50,000.00
TOTAL FOR ALL REQUIREMENTS BUDGETED FOR 2025						\$596,728.00
TOTAL PROJECTED EXPENSES FOR 2025						\$596,728.00
TOTAL PROJECTED FUNDS AVAILABLE FOR 2025						\$596,728.00